

# **Town of Halfmoon Planning Board Minutes January 26, 2026**

**Those present at the January 26, 2026, Planning Board meeting were:**

**Planning Board Members:**

Don Roberts –Chairman  
Marcel Nadeau- Vice Chairman  
Tom Koval  
Rich Berkowitz  
Thomas Werner  
Charlie Lucia  
Laurie Barton

**Planning Board Alternates:**

Alison Pingelski  
Joe Landy

**Coordinator- Building, Planning and Development:**

Richard Harris

**Planner/Stormwater Management Technician**

Ted Chesnes

**Town Attorney:**

Lyn Murphy

**Deputy Town Attorney:**

Cathy Drobny

**Town Board Liaison(s):**

John Wasielewski  
Eric Catricala

**Town Engineers:**

Joel Bianchi

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***The Chairman opened The Planning Board Meeting at 7:00 pm***

**Don Roberts:** Good evening, I would like to call the Planning Board meeting to order. Have the Board members had a chance to review the minutes from the last meeting?

**Rich Berkowitz:** I make a motion to approve the minutes

**Tom Koval:** Second

**Don Roberts:** All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried.

**Public Hearings:**

**Dudek Subdivision, 129 Brookwood Rd – Minor Subdivision (25.162)**

**Fred Metzger:** Good evening, Fred Metzger Land Surveyor here this evening with Mr. & Mrs. Dudek for their proposed 2-lot subdivision located at 129 Brookwood Road. Looking to do 2 lots 1 with all of the existing improvements and the vacant lot to be improved with a single-family dwelling. We needed a variance for the front structure which we received and now we are back here just for the public hearing to finalize.

**Don Roberts:** That's it

**Fred Metzger:** That's it simple

**Don Roberts:** At this time, we will open the public hearing would anyone in the room like to speak? (no comments) Anyone online wish to speak? (no comments) Okay since no one wishes to speak we will close the public hearing, comments by the Board members?

**Tom Koval:** I will make a motion to approve the minor subdivision

**Marcel Nadeau:** Second

**Tom Koval:** I make a motion for a negative declaration on SEQR

**Don Roberts:** SEQR first then we've got and we've got a motion and a second all in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried.

**Don Roberts:** We've got a motion and a second to approve the application, all in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried.

**Fred Metzger:** Thank you very much, good night.

***Dudek Subdivision– Minor Subdivision***

***APPROVED. Board approved a two-lot residential subdivision.***

**Mi Mexico Lindo Storage & Sign, 213 Fellows Rd – Change of Use/Tenant, Special Use Permit & Sign (25.131, 25.132 & 25.169)**

**Jamie Martinez:** Hello everyone, so I'm here too

**Don Roberts:** What's your name please?

**Jamie Martinez:** Jamie Martinez, I'm here to see if I said last time if you let me have my white trucks in there and make the change for use the place as a storage for my store.

**Don Roberts:** Now this site we're talking about tonight, it's just for storage, there is no restaurant there?

**Jamie Martinez:** No, no no , it's just I'm just going to have all of my supplies and stuff that I need. I don't have enough room in that store, so I need to have extra stuff and yea its going to be storage.

**Don Roberts:** Okay

**Lyn Murphy:** You won't be doing retail sales out of there?

**Jamie Martinez:** No, no, no .

**Lyn Murphy:** You have that in the store and restaurant.

**Jamie Martinez:** Its just going to be just storage just to put my boxes and all my stuff that I need for I have my restaurant and a store at the same place so at the store I need to have like cans or bread or cookies, so I need to store those boxes in that place.

**Tom Koval:** Right but your sign says store and restaurant, that you're putting on your storage building.

**Don Roberts:** So, it's a little confusing, someone going by might think it's a restaurant there

**Jamie Martinez:** No, no, no, it's just I want to have in there too like my containers to have extra containers for the restaurant.

**Tom Koval:** Yea we get it that you're just storing it's just that your sign says that you've got , your sign makes it look like it's a restaurant there too.

**Jamie Martinez:** Oh, okay it's not, I'm sorry for having that kind of name but

**Tom Koval:** Are you gonna have storage written on it and your phone number?

**Jamie Martinez:** Yea, right. Yea I can do storage and take off the restaurant and just put storage. Yea.

**Tom Koval:** So, the sign is 3 foot by 4 foot. This says 3 inches by 4 inches it would be really hard to see from the road.

**Jamie Martinez:** But you know it's just going to be for probably deliveries.

**Don Roberts:** For the truck drivers

**Jamie Martinez:** Yea it's not going to be for the people so everyone can see it

**Don Roberts:** We just want to make sure you're not going to be serving food there , that's why we want to make sure.

**Jamie Martinez:** No, no ,no

**Don Roberts:** At this time, we will open the public hearing would anyone from the public wish to speak? (no comments)

**Richard Harris:** If anyone online wants to speak, please unmute your microphone and speak now on this item.

**Don Roberts:** I guess no one wants to speak either in person or online so we will close the public hearing, comments by the Board?

**Tom Koval:** I make a motion to approve the change of tenant

**Marcel Nadeau:** Ill second

**Don Roberts:** Change of use /tenant all in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried.

**Tom Koval:** I make a motion to approve the sign and special use.

**Marcel Nadeau:** I second that

**Don Roberts:** All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried. All set good luck

**Jamie Martinez:** Alright thank you, thanks.

***Mi Mexico Lindo Storage & Sign, 213 Fellows Rd – Change of Use/Tenant, Special Use Permit & Sign APPROVED. Board approved Change of Use/Tenant, Special Use Permit and Sign requests related to storage and parking for their restaurant and retail business.***

**Tabor Road Light Industrial Subdivision, 103 Tabor Rd (260.-1-114) – Minor Subdivision (25.174)**

**Don Roberts:** Laurie has recused herself, Alison will fill in.

**Jason Dell:** Good evening Jason Dell engineer with Lansing Engineering here on behalf of the applicant for the Tabor Road Light Industrial minor subdivision. The Board approved the industrial park back in May of last year and we're here this evening for the public hearing as we are seeking a subdivision of the overall parcel. The overall parcel is about 24.9 acres and is located in the LIC zoning district and the original approved plan called for 4 warehouse storage buildings on the property and we're here seeking a subdivision of the property for financing purposes. There is no change to the site plan at this time it's strictly for financing. So, lot number 1 will be about 5.2 acres, lot 2 will be about 5.6 acres, lot 3 will be about 9.3 acres and lot 4 will be about 4.7 acres. So again, the subdivisions are being proposed for financing purposes there are no changes to the site plan at this time and we're here to answer any questions you or the public may have.

**Don Roberts:** Thank you, Jason, at this time we will open the public hearing anyone in the room wish to speak? Yes, Sir, say your name and any comment you may have.

**Ryan Greenberg:** I'm Mr. Ryan Greenburg from Northern Sites, just a quick question and I wasn't at the previous meeting so forgive me if it was answered already, there were some questions about the Board, the Planning Board wanting to see how the space was being used and some stuff being filled in and leveling it up did that ever happen?

**Tom Koval:** I don't recall anything about being leveled up.

**Rich Berkowitz:** I think it was the building that was a building that was being built or the building was already there?

**Ryan Greenberg:** No, the building that's there,

**Don Roberts:** That's a different site

**Ryan Greenberg:** So this site went down and they've been filling it in to level it and from my understanding there was some drawings and things that were gonna be brought in to show what the land would look like and the leveling of it up, because it went down, am I describing that right because feel free to help me here.

**Don Roberts:** is this 103 Tabor Road that you're talking about ?

**Ryan Greenberg:** Tabor Road, I think

**Don Roberts:** Because there are a couple of different sites up there.

**Ryan Greenberg:** No, I think this is at Tabor Road

**Jason Dell:** (inaudible)

**Ryan Greenberg:** But filling it in and leveling it up does that come before the Planning Board because that was what I was told that you guys had spoken about ?

**Tom Koval:** Well, it's the elevations that change that the buildings are going on yes that's a change to the site plan

**Ryan Greenberg:** And I came forward and there were drawings or whatever to that ?

**Richard Harris:** No, I think you're talking about during the site plan process last year for these 4 buildings which haven't been constructed. I think you're talking about the topography change that had to be done as part of the SWPPP , Jason ?

**Jason Dell:** We were absolutely moving earth for that project (inaudible)

**Ryan Greenberg:** So, everything that was approved back in May was brought forward and there is copies of that and

**Richard Harris:** Yes.

**Ryan Greenberg:** And that doesn't change the way that this is being subdivided or how that is now that it's leveled out, I didn't know if one had something to do with the other.

**Jason Dell:** This doesn't change the site plans at all just strictly. This doesn't change the site plans at all just strictly (inaudible)

**Ryan Greenberg:** For strictly financing purposes?

**Jason Dell:** (inaudible)

**Ryan Greenberg:** Okay,

**Charlie Lucia:** Just curiosity though because you brought that up what is your concern?

**Ryan Greenberg:** So, the property went in and then it went kind of down towards the drains and so you wouldn't see as much of the buildings in that sense if they level it up and they bring it up the buildings become more visible. I know that we spoke about this in the past it is an area that's up against a residential area that is that's what is was zoned for , zoned for residential and the other and so but it does start to change the image of things as things become more visible so as you raise things up and the buildings become more visible from my understanding the Board was looking into that so I was just trying to find out if the Board had looked into that or if it was just something that was

**Richard Berkowitz:** It's not zoned residential.

**Ryan Greenberg:** No, it's zoned residential-commercial I'm not arguing its up, light industrial, it could have gone either way.

**Richard Berkowitz:** There is no residential there at all

**Ryan Greenberg:** Okay,

**Richard Berkowitz:** It's zoned light industrial – commercial, I think it used to be zoned residential

**Lyn Murphy:** I understand that there are houses there but it is not zoned for residences. So, a lot of those houses had to get variances in order to build them and some pre-dated it.

**Richard Harris:** Northern Sites where you live is zoned AR, Agricultural Residential, it borders this property, that is light industrial – commercial so you're right on, I think you back up your property backs up to the light industrial zone.

**Ryan Greenberg:** And totally okay with that I understand that it's part of where this line sits, it just starts to change what you're looking at if you start to raise the land and then fill it in and then you know how tall the buildings are on the land and what it looks like in a community that is butt up against it.

**Richard Harris:** If you want to come in and meet with me I could show you the approved plan and that would show how they are proposing to change the topography on the approved site plan from May. For this they are not proposing any change in topography so what they approved in May stays as is as of today they haven't proposed a change to that so I think that's what you're getting at the site plan that

was approved what's the final outcome in terms of visual impact on you because I think you're aren't you one of these two right here?

**Ryan Greenberg:** Yes, it's all of us well my side is up against it.

**Tom Koval:** So if something changes and they vary from the site plan Rich is going to show you then obviously you're going to want to talk to us or the building department , not me, and say its not what we approved back in May then you could come back and say they're not building to what is approved and then they have to stop construction and come back and change their site plan and go through the process again.

**Ryan Greenberg:** Question if you don't mind not necessarily about that property or your buildings but in general from a Town point of view and esthetics in where the Town is going and the amount of development we have going on what is the Town Planning Board doing to make it not just look like an industrial park , not look like you know we go to parts of the Town, go to parts of Clifton Park , some of the storage units and small industrial stuff you know they look like large homes right, they have home look, I don't know what the roof is called

**Richard Harris:** Pitched roof

**Ryan Greenberg:** A pitched roof thank you, they look more like that the siding looks like a building and there's a lot of and we even see some of it in Halfmoon ya know on some of the roads back here, what is the Planning Board looking at or considering and are there zoning requirements or anything or proposed zoning requirements for the future again not for your building I get it.

**Tom Koval:** The right place to go to talk about that would be to the Town Board who would have to set architectural standards, cover standards we've had this discussion before I remember Walmart's one of our past Board members didn't like the colors they were going to use for something

**Marcel Nadeau:** McDonalds

**Tom Koval:** Well, it was Walmart's too

**Lyn Murphy:** Walmart was big, but right along those lines

**Tom Koval:** The problem was we don't have a code for that so if I was in your position which I kind of am because I am a resident obviously, to get that to change go to the Town Board and start that process put it in their ear that you would like to start an architectural code. It's a slippery slope I mean it definitely stalls a lot of businesses coming in for instance you go to Saratoga it can take you know 5, 6 years to get a building permit with all of their little codes and stuff they have and then you stall, I mean Saratoga nothing stalls but.

**Ryan Greenberg:** I mean it also keeps a beat on the community

**Tom Koval:** It does it's a good start and I agree with you a hundred percent I don't like the steel building look when it's right next to a residential thing like that but there's nothing, we can do about it, unless we change the code.

**Ryan Greenberg:** And that code is not driven by the Planning Board it's actually driven

**Tom Koval:** Town Board

**Ryan Greenberg:** By the Town Board

**Tom Koval:** Town Board we are just peons here.

**Ryan Greenberg:** I would beg to differ if you are the ones who actually have to approve everything and so what are the guidelines and rules

**Tom Koval:** The only thing we can do is make suggestions like we had a project earlier with something we were talking about at the pre-meeting, and we want to see buildings look nicer we want to see things cleaned up we want to see vegetation we want to try and get some screening. That project that you're talking about we went through a lot of lot of reviews a lot of meetings just to try to get the screening and try to lessen the negative effect that it had on your house and the other houses there. We just went through the same thing with across the street, the Liebich Lane industrial park and site visits and outside the thing too, it's zoned what it's zoned but we can make suggestions and work with the applicant to try to get things done to make it more appealing to the neighbors. The road was a big problem with your area too.

**Ryan Greenberg:** It's a less-than-ideal road for commercial work, especially the turn. And from that you know when you talk about that though of trying to make it so are you saying on this particular project and others that there are variances, not variances there are things that you put in place to make sure that there are trees and barriers and

**Lyn Murphy:** Rich can go over the plans and show you exactly what it is they did in order to help lessen the affect on your property. This isn't really the appropriate forum to do that and I have to cut you off but he is going to have to show you that, it was in May so these guys aren't going to remember what shrub went where, how did they break up the line of the building but they did do a lot of that so I think it would be a helpful visual thing for you to come in and see it.

**Ryan Greenberg:** Oh, and I also think like you know it's a public forum and I'm trying to understand

**Lyn Murphy:** This is a public hearing for this subdivision.

**Don Roberts:** Public Hearing for this item

**Ryan Greenberg:** For this item which reflects the Town which reflects what the future looks like so I would say that the comments and the questions are relevant to what's going on , I think the specific details you're referring to maybe are things that I would be happy to meet with Rich.

**Lyn Murphy:** And I would agree with you if this was the Town Board, but this is a public hearing on a subdivision only and this Board doesn't have the authority to change what you're talking about. So, it's good to hear your opinion but they can't change the local laws.

**Tom Koval:** So unfortunately, the time for you to come in and asked all of these questions was when we were doing the site review for this particular project, I am not trying to cut you off.

**Ryan Greenberg:** I came in during those too.

**Tom Koval:** That's what it is.

**Don Roberts:** Did you speak at that or not?

**Ryan Greenberg:** Absolutely

**Don Roberts:** Okay

**Ryan Greenberg:** And actually, I think there were similar comments that I asked too many questions, but I have a very inquisitive mind

**Lyn Murphy:** I'm not saying you are asking too many questions I'm just saying this Board is very limited in what they can do based on the application that's before them right now, it's a subdivision application.

**Ryan Greenberg:** So, for a subdivision application what would determine whether or not it can be subdivided or not?

**Lyn Murphy:** They would have to meet the standards, lot size standards, etc.

**Richard Harris:** Setbacks.

**Don Roberts:** And this does so , this does so like Lyn was saying we are very limited in what we can do with this.

**Tom Koval:** The project isn't changing at all it's still the same project they are just cutting it up into 4 sections for financing. So, it's not changing the physical characteristics of this project at all. The last thing that we had in front of us that did was the building that's already existing and we added some vegetation, we had a public hearing about that as well , Collette Mechanical I believe it was is going in, we had them add some vegetation because they wanted to add a little fence storage area so we had them add buffer to make sure that you neighbors didn't have to look at it. That's the time that these questions need to come up because that's the time we can do something about it. This particular meeting today it isn't anything to do with something getting added or something getting changes or a road getting changed. It's strictly breaking it up into 4 pieces

**Ryan Greenberg:** And then if it breaks into 4 pieces but it uses common driveways how does that get handled being that the back property wouldn't own the front property where the access points are.

**Lyn Murphy:** There is no proposed change of ownership at this point.

**Richard Harris:** There would be cross access easements , a recorded easement of the property that they're...

**Ryan Greenberg:** That they're crossing

**Richard Harris:** That they're crossing so they'll have rights to drive on the owner's property it's very common.

**Ryan Greenberg:** And that would be determined by this Board?

**Tom Koval:** Its just like a common driveway in a residential area same principal.

**Don Roberts:** But that's not happening at this point.

**Tom Koval:** No Its, and we still have complete control over any tenant that would go into these potential buildings which has been a part of it from day 1, any tenant change as you've probably heard a few of them today they have to come in front of us and ask if they can go open their business in there.

**Ryan Greenberg:** But from my understanding there's not a lot of ability to say no

**Rich Berkowitz:** There is if there is traffic issues.

**Don Roberts:** But for our purposes tonight this is very limited on what's going on here, it's simply a lot pretty much a lot line adjustment in a way that's what it really is. Yea there is nothing else going on except they're dividing the parcels up that's all it is. Nothing else.

**Tom Werner:** They're not changing anything physically in the field

**Charlie Lucia:** Also if you get a chance take Rich up on his offer that may help you to better see what was there and who the purpose this evening has nothing to do with that but it may also give you more insight into some of the things you were just talking about you can way lay or ask more questions I'm just thinking that's the opportunity to go back and see what's been approved at least you have an idea of what would be talked about .

**Ryan Greenberg:** Terrific thanks so much for your time.

**Don Roberts:** Thank you. Anyone else in the room wish to speak? (no comments) Anyone online wish to speak? (no comments) We'll close the public hearing , comments by the Board?

**Rich Berkowitz:** I make a motion to have a neg dec on SEQR

**Tom Werner:** Ill second

**Don Roberts:** All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried

**Rich Berkowitz:** I make a motion to approve the minor subdivision

**Tom Werner:** I'll second

**Don Roberts:** All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried

***Tabor Road Light Industrial Subdivision(260.-1-114) – Minor Subdivision***

***APPROVED. Board approved a four-lot subdivision related to the previously-approved plan to construct four flex space warehouse/office buildings.***

***New Business:***

**Mills Law Firm Sign, 1520 Crescent-Vischer Ferry Rd – Sign (26.006)**

**Adam:** Good evening I'm Adam from Adirondack Sign Company representing Mills Law Firm on 1520 Crescent Vischer Ferry Road. What we are proposing is a building sign that is 30" x 75 " approximately 15.6 square feet and we're also proposing a face change in an existing cabinet that is 22.4 sq ft which is 36" x 75" so the free standing sign only thing we're doing is a graphic change and then the building we're going to add that one dimensional non illuminated sign

**Don Roberts:** So, then the free-standing sign there is no change in design?

**Adam:** No change other than just a graphic change that's all .

**Don Roberts:** Any questions by the Board?

**Rich Berkowitz:** I make a motion to approve the sign

**Tom Koval:** Second

**Don Roberts:** All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried

**Adam:** Thank you

**Don Roberts:** Your welcome

***Mills Law Firm Sign, 1520 Crescent-Vischer Ferry Rd – Sign***

***APPROVED. Board approved the installation of two new signs for the existing law firm.***

**Eco Lab, 9 Morris Ln – Change of Use/Tenant (25.194)**

**Ryan Whalen:** My name is Ryan Whalen I'm the district manager of Eco Lab Albany we're asking to store our installation equipment for our customers until its time to use it.

**Don Roberts:** Any outside storage involved here, or no?

**Ryan Whalen:** No

**Don Roberts:** Okay questions by the Board?

**Rich Berkowitz:** What kind of equipment is this?

**Tom Koval:** Eco Lab those lights that hang in the restaurants with the purple light on them , mouse traps

**Ryan Whalen:** Our pest division we do all the chemicals in the restaurants and hotels, so this is the equipment to pump those chemicals.

**Charlie Lucia:** And if there is any residual chemicals, how are you managing that?

**Ryan Whalen:** This is our stored equipment that we installed and our chemicals for us and our customers this will be all new equipment.no used equipment.

**Tom Koval:** So, you will not be storing any chemicals this is just the equipment you provide to your customer for them to use the chemical

**Ryan Whalen:** Dispensers, you know waterlines stuff like that, that's all our installation to put them in.

**Rich Berkowitz:** So, there's no used equipment, it's all-new equipment?

**Ryan Whalen:** Yes Sir,

**Rich Berkowitz:** So, none of the chemicals have been put through the lines prior to storage?

**Ryan Whalen:** Correct

**Tom Koval:** Ill make a motion to approve the change of tenant.

**Rich Berkowitz:** Ill second

**Don Roberts:** All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried

**Ryan Whalen:** Alright, take care everyone .

**Don Roberts:** You're welcome take care , bye now.

*Eco Lab – Change of Use/Tenant (25.194)*

*APPROVED. Board approved 1,000 SF in Building 3 for the storage of equipment related to their pest control, hygiene and infection prevention business, with the condition that there shall be no outside storage.*

**Monster Tree Service, 9 Morris Ln– Change of Use/Tenant (25.195)**

*Monster Tree Service– Change of Use/Tenant (25.195)*

*APPLICANT FAILED TO APPEAR.*

**Vopelak Apartments, 482-484 Hudson River Rd – Site Plan (25.186)**

**Mike Vopelak:** Hello Michael Vopelak here from 482-484 Hudson River Road. As you can see in the plans, I know that this is a preliminary thing but we're looking to put 2 four-unit buildings in the front of the property, use the current parking that's already there so there 's not going to be a change in the roadway or paving or anything like that. There is 8 spaces already in front of those 2 buildings to be built. The skeptics would go closer to Hudson River Road with the fields , even closer the current ones are in the back as you can see there in the drawings .

**Tom Koval:** So, you're putting the septic's in the front again.?

**Mike Vopelak:** Septic's would go closer to Hudson River Road.

**Tom Koval:** Are you doing a full fill not that it has anything to do with it but are you doing a full fill system in there?

**Mike Vopelak:** Yea so we already brought that to, obviously that's above my pay grade but already brought it to an engineer to make sure that the size for what we would need for these buildings there's enough room to put on each side because we had talked about putting one for both buildings or one for each building and that was what was recommended to us by the engineer.

**Tom Koval:** It's definitely going to have to come up quite a bit because it's low in there and wet

**Mike Vopelak:** Yea and with the buildings as well we already kind of planned to put them 3 feet up to a crawl space kind of thing underneath just for water over there obviously its wet.

**Tom Koval:** Flood plane type of thing

**Mike Vopelak:** Yep, some kind of to make sure that water wasn't an issue there.

**Don Roberts:** And as you know the pre-existing non-conforming status has expired so we have to turn this down but before we do that personally my own opinion this is much better than what was there before.

**Mike Vopelak:** I appreciate that

**Don Roberts:** So, if you get ZBA approval I have no problem with this getting under way

**Mike Vopelak:** No, I understand that's why I'm here and I just want to provide any answers I could

**Lyn Murphy:** We are not going to hear how the rest of the Board feels because that would be taking a vote

**Don Roberts:** Oh well I just I have no problem with it.

**Richard Harris:** Is there any advice from the Board that the ZBA to consider if the applicant which we expect will appeal to the ZBA?

**Rich Berkowitz:** In that case I will make a motion to deny due to non- conforming use.

**Marcel Nadeau:** I second

**Don Roberts:** Okay we have a motion and a second to deny the application because of pre-existing non-conforming use status has expired. All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried

**Mike Vopelak:** Thank you I appreciate your time

**Don Roberts:** Good luck

*Vopelak Apartments– Site Plan (25.186)*

**DENIED.** Board denied the request to construct two new four-unit apartment buildings, due to a determination that it constituted an expansion of a per-existing, nonconforming use.

**Moore’s Tree Service, 1000 Hudson River Rd – Site Plan & Special Use (25.188 & 25.189)**

**Tom Asterino:** My name is Tom for Moore’s Tree Service looking to put up a 30 x 65 Fred Shed building. Just for truck storage.

**Don Roberts:** Okay comments by the Board?

**Rich Berkowitz:** I make a motion to have the public hearing on February 23<sup>rd</sup>

**Tom Koval:** I’ll second

**Don Roberts:** Before we do that, we have to refer this to the County and the fire, Saratoga County Planning Board and the fire district as well, but we have a motion and a second for a public hearing on February 23<sup>rd</sup>. All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried. See you February 23<sup>rd</sup>.

*Moore’s Tree Service– Site Plan & Special Use (25.188 & 25.189)*

**PUBLIC HEARING SET.** Board received a presentation on a request to construct a 1,950 SF storage building and set a Public Hearing for February 23, 2026.

**Next Generation Storage Container, 1890 Rt 9 – Site Plan (26.001)**

*Next Generation Storage Container, 1890 Rt 9 – Site Plan (26.001)*

**APPLICANT FAILED TO APPEAR.**

**Old Business:****Before U Trade LLC, 461 Rt 146 – Change of Use/Tenant & Sign (25.192 & 25.193)**

**Joe Monaco:** Good evening, everyone I'm Joe Monaco co-owner of Before U Trade and based on our last meeting I have been working diligently to try to address a lot of the Boards concerns and I guess tonight we're here to review the application and the new documents submitted.

**Richard Harris:** Just so you know before, I did email everything to the Board and I made a copy of your packet it was a lot of stuff so (inaudible)

**Joe Monaco:** It was yea, and just to address concerns what we included was a lighting schedule of all fixtures to be included on the building. A parking plan as discussed, a vehicle tracking plan which is in regard to the transportation and delivery of vehicles along with a foot candle analysis from EDP as well it just kind of addresses the concerns of the lighting and things on the building.

**Tom Koval:** I've got to say you definitely did your homework quickly.

**Joe Maonaco:** Oh, I hustled, I was working I'll tell you that.

**Don Roberts:** Just to clarify again I know it's in here but just to clarify for the record any unloading or loading on Route 146 will not be tolerated we know that?

**Joe Monaco:** 100 % agree, no question about that.

**Don Roberts:** Okay thank you, questions by the Board?

**Tom Koval:** Are there any trees or planting across the front?

**Joe Monaco:** Yes we actually with our initial application we submitted a full landscape plan so yes there is actually a pretty elaborate I don't know if we , I have a copy of it here but there is a landscape plan included that includes kind of a decorative front planting area along the sign and then the sides we have some plantings in the front left along with both sides in that back field area has quite a few pines that go to block the Manheim side and that's on file we have a pretty elaborate landscape plan.

**Richard Harris:** I actually do have it do you want me to load it and put it up so we could take a look

**Joe Monaco:** Yea Tom wanted to see it.

**Rich Berkowitz:** While you're doing that how many cars did you decide to have for retail sale?

**Joe Monaco:** We allocated 12 spots in the front, and we left it at that we have kind of looking that is the survey , landscape is there. There we go. So, we're going to have kind of decorative front area probably roughly like 2, ½ feet of a border that surrounds a front sign and then kind of a planting on the front left that kind of compliments the display area then the pines in the back area that kind of break us off of the Manheim area.

**Richard Harris:** This shows us the 146 side I have focused in here and the proposed retail.

**Tom Koval:** A flagpole I like it.

**Joe Monaco:** Yes, we're putting a flagpole up , don't tell me we have to get an additional permit for that though.

**Tom Koval:** Not in this town.

**Don Roberts:** And as you said, no more than 12 cars for sale.

**Joe Monaco:** Yea and I really we didn't get the opportunity initially when we spoke our business , we've been in Halfmoon almost 5 years now , we operate strictly online so Before U Trade you come you submit your information you get an offer on your vehicle and you drop it off at our office and its pretty much on a truck and into the wholesale channels so we are an online based business, we didn't get caught up on that whole retail thing, that's kind of a new revenue channel that we're gonna , so it isn't our core business, our core business in buying cars direct from consumers , selling through the wholesale channels and with the amount of cars we touch we felt like there would be an opportunity to then retail some automobiles and a lot of it is going to be advertised online appointment only, we are not a , I came from retail sales and I am not going back to running a big ya know car lot . That's now what we are , we're 2 young guys that are really just trying to do things differently and you know operate online and do things differently so it isn't, I know we kind of got caught up on that but I think we addressed and I think that is what our display spaces are going to be in the front.

**Rich Berkowitz:** Yea we don't want it looking like what's down the street from you.

**Joe Monaco:** Yea no I agree 100 %

**Tom Koval:** We don't want it looking like what it looks like now

**Joe Monaco:** Yea and I did in the initial application we have some elevation drawings of what that front building is going to be. We are investing a huge amount of money in both buildings, and we're excited about it, we really are it's going to look great.

**Don Roberts:** Any questions by the Board?

**Rich Berkowitz:** I make a motion to approve the change of use/tenant on the condition of small retail spots.

**Tom Werner:** I'll second it.

**Don Roberts:** We have a motion and a second all in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried

**Tom Koval:** I make a motion to approve the sign

**Charlie Lucia:** I'll second it.

**Don Roberts:** All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried. All set good luck.

*Before U Trade LLC– Change of Use/Tenant & Sign (25.192 & 25.193)*

**APPROVED.** *Board approved the Change of Use/Tenant and Sign applications seeking approval to renovate the two existing buildings for the purpose of expanding their automotive wholesale and retail business*

**Joe Monaco:** Appreciate it thank you. We will not let you down.

**Don Roberts:** Thank you, we're counting on you . Now going back is there anyone here from Monster Tree Service 9 Morris Lane change of use, tenant anybody here or online.? No anybody here or online for Next Generation storage container, 1890 route 9 Site plan. ? No okay we tried.

**Laurie Barton:** I would like to make a motion to adjourn

**Charlie Lucia:** I'll second

All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, thank you goodnight , be safe.